

**Mayor Peter C. Fosselman**

**Council Member Mackie Barch**  
**Council Member Mary Donatelli**



**Council Member Sean P. McMullen**  
**Council Member Lydia Sullivan**

January 17, 2011

Mr. Rollin Stanley  
Montgomery County Planning Director, MNCPP  
8787 Georgia Avenue  
Silver Spring, MD 20910

Re: Kensington Sector Plan "Information and Concerns" Flyer

Dear Mr. Stanley, *T. Zellin*

I have enjoyed working with you and your talented staff throughout the Kensington Sector Plan process. It's been a three year endeavor as we have crafted a Plan for our community that I believe meets their desires while protecting the Town's charm.

In early January, a flyer (copy enclosed) was distributed throughout Kensington, as well as other neighborhoods in the 20895 zip-code. My personal opinion of the information is not relevant to this request, but it is clear this document is incomplete and lacking an enormous amount of valuable substance. Several residents thought the source was the Town or MNCPP and quickly realized that was not the case. Naturally, concern set in as the items under "But – Did you Know?" raised eyebrows.

If possible, I am requesting you review the flyer and formulate any responses to the flyer statements as noted below. This will allow me to reply to the residents with accurate information.

- The Sector Plan could allow apartments to outnumber single-family homes
- Big buildings
- Population increase
- No safeguards
- Worse traffic
- School overcrowding
- No Metro, but more building

Your efforts are appreciated and I look forward to hearing from you.

Sincerely,  
*Peter Fosselman*

Peter Fosselman

New website: <http://kensingtondevelopment.info>

Please sign the online petition:

<http://www.petitiononline.com/kspdvlop/petition.html>

## KENSINGTON SECTOR PLAN

### Information and concerns

You may have heard that the Kensington Sector Plan master plan could allow renewal of the commercial areas of Kensington and could add some new restaurants and pedestrian improvements. Those parts are good.



### BUT - DID YOU KNOW?

- **The Sector Plan could allow apartments to outnumber single-family homes** in Kensington for the first time. The Plan is estimated to add as many as 501 - 1,410 new apartments to a Town of 526 single-family homes. [Sources: Maryland-National Capital Park and Planning Commission (MNCPPC), and County Fiscal Impact Statement]
- **Big buildings:** The Plan could allow many 75-foot and 60-foot new buildings throughout Kensington on Connecticut, University, Metropolitan, Plyers Mill, Knowles and Summit (and 50-foot, Howard Avenue/Antique Row). [Kensington Sector Plan]
- **Population increase:** The Plan is estimated to add between 983 - 2,888 new residents (to a Town of 1,873 residents). [County Fiscal Impact Statement]
- **No safeguards:** The Town of Kensington now may formally comment on a site plan. However, the Town has *no regulatory authority* on zoning, and only can enforce the zoning law of the County. An approved Sector Plan will be considered zoning law. Any Town zoning decision can be overruled by a supermajority of the Planning Board, which is *not legally bound* to follow the Town's recommendation. [Article 28 Maryland Code, MNCPPC attorney]
- **Worse traffic:** Total traffic volumes are estimated to increase by about 35 percent, from 132,000 vehicles per day to 177,000 vehicles per day in the Plan area. Traffic from Town residents and businesses will increase by 50 percent. [MNCPPC Traffic Analysis]




• **School overcrowding:** The Plan is estimated to add between 58 – 161 children to Kensington [MCPS]. This could further overcrowd schools (WJ already at capacity, KP at 129 percent of capacity) or could require possible future boundary changes.

• **No Metro, but more building?** In the new CR Zone (which underlies the Sector Plan) building near MARC allows developers to build bigger and higher because of "Transit Proximity," which significantly reduces parking requirements. [CR Zone]

• **What should we ask of the County Council,** to retain Kensington's character and quality of life? Ask them to:

- Lower the overall density in the Kensington Sector Plan
- Lower the building heights to 45 feet (four stories)
- Remove MARC from the CR Zone as Transit Proximity

• **Please write a letter** to County Councilmember Valerie Ervin today (and copy 8 other Councilmembers). Numbers count – please ask other adults in your household to write.

 The Honorable Valerie Ervin, Montgomery County Councilmember  
100 Maryland Avenue, Rockville, MD 20850

Montgomery County Councilmember email addresses:

Valerie Ervin	<a href="mailto:councilmember.ervin@montgomerycountymd.gov">mailto:councilmember.ervin@montgomerycountymd.gov</a>
Phil Andrews	<a href="mailto:councilmember.andrews@montgomerycountymd.gov">mailto:councilmember.andrews@montgomerycountymd.gov</a>
Roger Berliner	<a href="mailto:councilmember.berliner@montgomerycountymd.gov">mailto:councilmember.berliner@montgomerycountymd.gov</a>
Marc Elrich	<a href="mailto:councilmember.elrich@montgomerycountymd.gov">mailto:councilmember.elrich@montgomerycountymd.gov</a>
Nancy Floreen	<a href="mailto:councilmember.floreen@montgomerycountymd.gov">mailto:councilmember.floreen@montgomerycountymd.gov</a>
George Leventhal	<a href="mailto:councilmember.leventhal@montgomerycountymd.gov">mailto:councilmember.leventhal@montgomerycountymd.gov</a>
Nancy Navarro	<a href="mailto:councilmember.navarro@montgomerycountymd.gov">mailto:councilmember.navarro@montgomerycountymd.gov</a>
Craig Rice	<a href="mailto:councilmember.rice@montgomerycountymd.gov">mailto:councilmember.rice@montgomerycountymd.gov</a>
Hans Riemer	<a href="mailto:councilmember.riemer@montgomerycountymd.gov">mailto:councilmember.riemer@montgomerycountymd.gov</a>

Need more? If you would like to gather 3 or 4 neighbors or friends, I would be happy to share further information in person. (I have done hundreds of hours of document-reading, meetings, and research. It's complex, and I know you have questions. I still do!) But hurry – the County Council is considering the Draft Kensington Sector Plan NOW and will vote on it in the first month or two of 2011. Thank you.

Lydia Sullivan [sullivan.flyger@verizon.net](mailto:sullivan.flyger@verizon.net)

Website – Citizen information on the Kensington Sector Plan (not sponsored by the Town of Kensington) with links to source documents and photos, and a sample letter:

<http://kensingtondevelopment.info>

Please sign the online petition today – and pass to friends:

<http://www.petitiononline.com/kspdvlop/petition.html>

Please photocopy or email this flyer and pass it around your neighborhood!